

# APPENDIX IV

## 15,000 SF NEW LIBRARY

15,000 sf NEW LIBRARY

Development Strategy Cost Analysis  
Excluding Land Cost

### 15,000 GSF New Construction

#### Project Data

Net SF (75% gsf)	11,250 NSF
Gross SF	15,000 GSF
<i>footprint</i>	15,000
Construction	1 Story
<i>New Construction</i>	15,000 GSF
<i>Renovation</i>	-
% New	100%
% Renovation	0%
On-Site Parking Total	60 spaces
<i>Surface</i>	60 spaces
<i>Underground</i>	0 spaces
<i>Deck</i>	0 spaces
Site Area	75,000 sf
<i>Landscape %</i>	48%
<i>Building %</i>	20%
<i>Parking %</i>	32%

### Cost Model Data

#### Hard and Soft Costs

Construction Hard Costs	SF Area	Unit Cost	Project Cost
Site Clearing and Grading	75,000 GSF	\$3 / GSF	\$225,000
New Construction - <i>includes stacks</i>	15,000 GSF	\$370 / GSF	\$5,550,000
Parking Surface	24,000 GSF	\$10/SF	\$240,000
Hardscape	5,400 GSF	\$15/SF	\$81,000
Landscape	30,600 GSF	\$8/SF	\$245,000
Site Utilities		Lump Sum	\$250,000
Construction Contingency - New		10%	\$659,000
<b>Subtotal - Construction Hard Cost</b>			<b>\$7,250,000</b>

#### Furniture, Technology, and Public Art Costs

FF&E	15,000 GSF	\$23 / GSF	\$345,000
Technology	15,000 GSF	\$23 / GSF	\$345,000
Furniture & Technology Contingency		10%	\$69,000
Public Art		2% of Construct. Cost	\$145,000
<b>Subtotal - Furniture, Technology, and Public Art</b>			<b>\$904,000</b>

**Total Hard Cost Budget \$8,154,000**

#### Soft Costs

Design, Engineering & Const. Mgmt.	35%	\$2,854,000
Moving Costs	1% of Construct. Cost	\$73,000
<b>Total Soft Cost Budget</b>		<b>\$2,927,000</b>

**Unescalated Project Budget \$11,081,000**

Library Materials Costs \$30 /Item \$3,120,000

**Unescalated Project Budget, including Library Materials \$14,201,000**

All costs are in January 2007 dollars

Cost Models do not include site-specific costs such as land costs, demolition, hazardous materials abatement. Once a specific site and project timeline is identified, the cost model should be updated with these costs, as well as cost escalation and project bid contingency budgets. See Facility Master Plan Cost Section for additional information.

# 20,000 SF NEW LIBRARY

20,000 sf NEW LIBRARY

Development Strategy Cost Analysis  
Excluding Land Cost

## 20,000 GSF New Construction

### Project Data

Net SF (75% gsf)	15,000 NSF
Gross SF	20,000 GSF
<i>footprint</i>	20,000
Construction	1 Story
<i>New Construction</i>	20,000 GSF
<i>Renovation</i>	-
% New	100%
% Renovation	0%
On-Site Parking Total	80 spaces
<i>Surface</i>	80 spaces
<i>Underground</i>	0 spaces
<i>Deck</i>	0 spaces
Site Area	84,000 sf
<i>Landscape %</i>	38%
<i>Building %</i>	24%
<i>Parking %</i>	38%

## Cost Model Data

### Hard and Soft Costs

Construction Hard Costs	SF Area	Unit Cost	Project Cost
Site Clearing and Grading	84,000 GSF	\$3 / GSF	\$252,000
New Construction - <i>includes stacks</i>	20,000 GSF	\$350 / GSF	\$7,000,000
Parking Surface	32,000 GSF	\$10/SF	\$320,000
Hardscape	4,800 GSF	\$15/SF	\$72,000
Landscape	27,200 GSF	\$8/SF	\$218,000
Site Utilities		Lump Sum	\$250,000
Construction Contingency - New		10%	\$811,000
<b>Subtotal - Construction Hard Cost</b>			<b>\$8,923,000</b>

### Furniture, Technology, and Public Art Costs

FF&E	20,000 GSF	\$22 / GSF	\$430,000
Technology	20,000 GSF	\$36 / GSF	\$720,000
Furniture & Technology Contingency		10%	\$115,000
Public Art		2% of Construct. Cost	\$178,000
<b>Subtotal - Furniture, Technology, and Public Art</b>			<b>\$1,443,000</b>

**Total Hard Cost Budget \$10,366,000**

### Soft Costs

Design, Engineering & Const. Mgmt.		35%	\$3,628,000
Moving Costs		1% of Construct. Cost	\$89,000
<b>Total Soft Cost Budget</b>			<b>\$3,717,000</b>

**Unescalated Project Budget \$14,083,000**

Library Materials Costs \$30 /Item \$3,120,000

**Unescalated Project Budget, including Library Materials \$17,203,000**

*All costs are in January 2007 dollars*

Cost Models do not include site-specific costs such as land costs, demolition, hazardous materials abatement. Once a specific site and project timeline is identified, the cost model should be updated with these costs, as well as cost escalation and project bid contingency budgets. See Facility Master Plan Cost Section for additional information.

# 25,000 SF NEW LIBRARY

## 25,000 sf NEW LIBRARY

### Development Strategy Cost Analysis Excluding Land Cost

#### 25,000 GSF New Construction

#### Project Data

Net SF (75% gsf)	18,750 NSF
Gross SF	25,000 GSF
footprint	25,000
Construction	1 Story
New Construction	25,000 GSF
Renovation	-
% New	100%
% Renovation	0%
On-Site Parking Total	100 spaces
Surface	100 spaces
Underground	0 spaces
Deck	0 spaces
Site Area	105,000 sf
Landscape %	38%
Building %	24%
Parking %	38%

#### Cost Model Data

#### Hard and Soft Costs

Construction Hard Costs	SF Area	Unit Cost	Project Cost
Site Clearing and Grading	105,000 GSF	\$3 / GSF	\$315,000
New Construction - <i>includes stacks</i>	25,000 GSF	\$370 / GSF	\$9,250,000
Parking Surface	40,000 GSF	\$10/SF	\$400,000
Hardscape	6,000 GSF	\$15/SF	\$90,000
Landscape	34,000 GSF	\$8/SF	\$272,000
Site Utilities		Lump Sum	\$250,000
Construction Contingency - New		10%	\$1,058,000
<b>Subtotal - Construction Hard Cost</b>			<b>\$11,635,000</b>

#### Furniture, Technology, and Public Art Costs

FF&E	25,000 GSF	\$20 / GSF	\$500,000
Technology	25,000 GSF	\$31 / GSF	\$775,000
Furniture & Technology Contingency		10%	\$127,500
Public Art		2% of Construct. Cost	\$233,000
<b>Subtotal - Furniture, Technology, and Public Art</b>			<b>\$1,636,000</b>

**Total Hard Cost Budget \$13,271,000**

#### Soft Costs

Design, Engineering & Const. Mgmt.		35%	\$4,645,000
Moving Costs		1% of Construct. Cost	\$116,000
<b>Total Soft Cost Budget</b>			<b>\$4,761,000</b>

**Unescalated Project Budget \$18,032,000**

Library Materials Costs \$30 /Item \$3,120,000

**Unescalated Project Budget, including Library Materials \$21,152,000**

All costs are in January 2007 dollars

Cost Models do not include site-specific costs such as land costs, demolition, hazardous materials abatement. Once a specific site and project timeline is identified, the cost model should be updated with these costs, as well as cost escalation and project bid contingency budgets. See Facility Master Plan Cost Section for additional information.

# 30,000 SF NEW LIBRARY

30,000 sf NEW LIBRARY

Development Strategy Cost Analysis  
Excluding Land Cost

## 30,000 GSF New Construction

### Project Data

Net SF (75% gsf)	22,500 NSF
Gross SF	30,000 GSF
<i>footprint</i>	30,000
Construction	1 Story
<i>New Construction</i>	30,000 GSF
<i>Renovation</i>	-
% New	100%
% Renovation	0%
On-Site Parking Total	120 spaces
<i>Surface</i>	120 spaces
<i>Underground</i>	0 spaces
<i>Deck</i>	0 spaces
Site Area	126,000 sf
<i>Landscape %</i>	38%
<i>Building %</i>	24%
<i>Parking %</i>	38%

## Cost Model Data

### Hard and Soft Costs

Construction Hard Costs	SF Area	Unit Cost	Project Cost
Site Clearing and Grading	126,000 GSF	\$3 / GSF	\$378,000
New Construction - <i>includes stacks</i>	30,000 GSF	\$370 / GSF	\$11,100,000
Parking Surface	48,000 GSF	\$10/SF	\$480,000
Hardscape	7,200 GSF	\$15/SF	\$108,000
Landscape	40,800 GSF	\$8/SF	\$326,000
Site Utilities		Lump Sum	\$250,000
Construction Contingency - New		10%	\$1,264,000
<b>Subtotal - Construction Hard Cost</b>			<b>\$13,906,000</b>

### Furniture, Technology, and Public Art Costs

FF&E	30,000 GSF	\$20 / GSF	\$600,000
Technology	30,000 GSF	\$31 / GSF	\$930,000
Furniture & Technology Contingency		10%	\$153,000
Public Art		2% of Construct. Cost	\$278,000
<b>Subtotal - Furniture, Technology, and Public Art</b>			<b>\$1,961,000</b>

**Total Hard Cost Budget \$15,867,000**

### Soft Costs

Design, Engineering & Const. Mgmt.		35%	\$5,553,000
Moving Costs		1% of Construct. Cost	\$139,000
<b>Total Soft Cost Budget</b>			<b>\$5,692,000</b>

**Unescalated Project Budget \$21,559,000**

Library Materials Costs \$30 /Item \$3,120,000

**Unescalated Project Budget, including Library Materials \$24,679,000**

*All costs are in January 2007 dollars*

Cost Models do not include site-specific costs such as land costs, demolition, hazardous materials abatement. Once a specific site and project timeline is identified, the cost model should be updated with these costs, as well as cost escalation and project bid contingency budgets. See Facility Master Plan Cost Section for additional information.

# 35,000 SF NEW LIBRARY

35,000 sf NEW LIBRARY

Development Strategy Cost Analysis  
Excluding Land Cost

## 35,000 GSF New Construction

### Project Data

Net SF (75% gsf)	26,250 NSF
Gross SF	35,000 GSF
<i>footprint</i>	35,000
Construction	1 Story
<i>New Construction</i>	35,000 GSF
<i>Renovation</i>	-
% New	100%
% Renovation	0%
On-Site Parking Total	140 spaces
<i>Surface</i>	140 spaces
<i>Underground</i>	0 spaces
<i>Deck</i>	0 spaces
Site Area	147,000 sf
<i>Landscape %</i>	38%
<i>Building %</i>	24%
<i>Parking %</i>	38%

## Cost Model Data

### Hard and Soft Costs

Construction Hard Costs	SF Area	Unit Cost	Project Cost
Site Clearing and Grading	147,000 GSF	\$3 / GSF	\$441,000
New Construction - <i>includes stacks</i>	35,000 GSF	\$370 / GSF	\$12,950,000
Parking Surface	56,000 GSF	\$10/SF	\$560,000
Hardscape	8,400 GSF	\$15/SF	\$126,000
Landscape	47,600 GSF	\$8/SF	\$381,000
Site Utilities		Lump Sum	\$250,000
Construction Contingency - New		10%	\$1,471,000
<b>Subtotal - Construction Hard Cost</b>			<b>\$16,179,000</b>

### Furniture, Technology, and Public Art Costs

FF&E	35,000 GSF	\$20 / GSF	\$700,000
Technology	35,000 GSF	\$27 / GSF	\$945,000
Furniture & Technology Contingency		10%	\$164,500
Public Art		2% of Construct. Cost	\$324,000
<b>Subtotal - Furniture, Technology, and Public Art</b>			<b>\$2,134,000</b>

**Total Hard Cost Budget \$18,313,000**

### Soft Costs

Design, Engineering & Const. Mgmt.		35%	\$6,410,000
Moving Costs		1% of Construct. Cost	\$162,000
<b>Total Soft Cost Budget</b>			<b>\$6,572,000</b>

**Unescalated Project Budget \$24,885,000**

**Library Materials Costs \$30 /Item \$3,120,000**

**Unescalated Project Budget, including Library Materials \$28,005,000**

*All costs are in January 2007 dollars*

Cost Models do not include site-specific costs such as land costs, demolition, hazardous materials abatement. Once a specific site and project timeline is identified, the cost model should be updated with these costs, as well as cost escalation and project bid contingency budgets. See Facility Master Plan Cost Section for additional information.

# Expansion from 4,000 SF to 10,000 SF

## Expansion of Existing Library

### Development Strategy Cost Analysis Excluding Land Cost

#### Expansion to 10,000 sf

##### Project Data

Net SF (75% gsf)	7,500 NSF
Gross SF	10,000 GSF
footprint	10,000
Construction	1 Story
Addition	6,000 GSF
Renovation	4,000 GSF
% New	60%
% Renovation	40%
On-Site Parking Total	40 spaces
Surface	40 spaces
Underground	0 spaces
Deck	0 spaces
Site Area	42,000 sf
Landscape %	38%
Building %	24%
Parking %	38%

Site Area is a placeholder that will need to be updated with actual site size

#### Budget Data

##### Hard and Soft Costs

Construction Hard Costs	SF Area	Unit Cost	Project Cost
Site Clearing and Grading	42,000 GSF	\$3 / GSF	\$126,000
Small Branch Expansion - Renovation of	4,000 GSF	\$445 / GSF	\$1,780,000
Small Branch Expansion - Addition of 6,000 sf to 10,000 sf	6,000 GSF	\$485 / GSF	\$2,910,000
Parking Surface	16,000 GSF	\$10/SF	\$160,000
Hardscape	2,400 GSF	\$15/SF	\$36,000
Landscape	13,600 GSF	\$8/SF	\$109,000
Site Utilities Upgrade		Lump Sum	\$250,000
Construction Contingency - Addition		15%	\$369,000
<b>Subtotal - Construction Hard Cost</b>			<b>\$5,740,000</b>
<b>Furniture, Technology, and Public Art Costs</b>			
FF&E	10,000 GSF	\$22 / GSF	\$215,000
Technology	10,000 GSF	\$36 / GSF	\$360,000
Furniture & Technology Contingency		10%	\$57,500
Public Art		2% of Construct. Cost	\$115,000
<b>Subtotal - Furniture, Technology, and Public Art Costs</b>			<b>\$748,000</b>
<b>Total Hard Cost Budget</b>			<b>\$6,488,000</b>

##### Soft Costs

Design, Engineering & Const. Mgmt.	35%	\$2,271,000
Moving Costs	1% of Construct. Cost	\$57,000
<b>Total Soft Cost Budget</b>		<b>\$2,328,000</b>

**Unescalated Project Budget \$8,816,000**

##### Library Materials Costs

\$30 /Item \$420,000

**Unescalated Project Budget, including Library Materials \$9,236,000**

All costs are in January 2007 dollars

Cost Models do not include site-specific costs such as land costs, demolition, hazardous materials abatement. Once a specific site and project timeline is identified, the cost model should be updated with these costs, as well as cost escalation and project bid contingency budgets. See Facility Master Plan Cost Section for additional information.

# Expansion from 12,000 SF to 20,000 SF

Expansion of Existing Library  
Development Strategy Cost Analysis  
Excluding Land Cost

## Expansion to 20,000 sf

### Project Data

Net SF (75% gsf)	15,000 NSF
Gross SF	20,000 GSF
footprint	20,000
Construction	1 Story
Addition	8,000 GSF
Renovation	12,000 GSF
% New	40%
% Renovation	60%
On-Site Parking Total	80 spaces
Surface	80 spaces
Underground	0 spaces
Deck	0 spaces
Site Area	84,000 sf
Landscape %	38%
Building %	24%
Parking %	38%

Site Area is a placeholder that will need to be updated with actual site size

## Budget Data

### Hard and Soft Costs

Construction Hard Costs	SF Area	Unit Cost	Project Cost
Site Clearing and Grading	84,000 GSF	\$3 / GSF	\$252,000
Medium Branch Expansion - Renovation	12,000 GSF	\$305 / GSF	\$3,660,000
Medium Branch Expansion - Addition of 8-10,000 sf to 20,000 sf	8,000 GSF	\$400 / GSF	\$3,200,000
Parking Surface	32,000 GSF	\$10/SF	\$320,000
Hardscape	4,800 GSF	\$15/SF	\$72,000
Landscape	27,200 GSF	\$8/SF	\$218,000
Site Utilities Upgrade		Lump Sum	\$250,000
Construction Contingency - Addition		15%	\$716,000
<b>Subtotal - Construction Hard Cost</b>			<b>\$8,688,000</b>
<b>Furniture, Technology, and Public Art Costs</b>			
FF&E	20,000 GSF	\$22 / GSF	\$430,000
Technology	20,000 GSF	\$36 / GSF	\$720,000
Furniture & Technology Contingency		10%	\$115,000
Public Art		2% of Construct. Cost	\$174,000
<b>Subtotal - Furniture, Technology, and Public Art Costs</b>			<b>\$1,439,000</b>
<b>Total Hard Cost Budget</b>			<b>\$10,127,000</b>
<b>Soft Costs</b>			
Design, Engineering & Const. Mgmt.		35%	\$3,544,000
Moving Costs		1% of Construct. Cost	\$87,000
<b>Total Soft Cost Budget</b>			<b>\$3,631,000</b>

**Unescalated Project Budget \$13,758,000**

Library Materials Costs \$30 /Item \$840,000

**Unescalated Project Budget, including Library Materials \$14,598,000**

All costs are in January 2007 dollars

Cost Models do not include site-specific costs such as land costs, demolition, hazardous materials abatement. Once a specific site and project timeline is identified, the cost model should be updated with these costs, as well as cost escalation and project bid contingency budgets. See Facility Master Plan Cost Section for additional information.

# Expansion from 12,000 SF to 25,000 SF

Expansion of Existing Library  
Development Strategy Cost Analysis  
Excluding Land Cost

## Expansion to 25,000 sf

### Project Data

Net SF (75% gsf)	18,750 NSF
Gross SF	25,000 GSF
footprint	25,000
Construction	1 Story
Addition	13,000 GSF
Renovation	12,000 GSF
% New	52%
% Renovation	48%
On-Site Parking Total	100 spaces
Surface	100 spaces
Underground	0 spaces
Deck	0 spaces
Site Area	105,000 sf
Landscape %	38%
Building %	24%
Parking %	38%

Site Area is a placeholder that will need to be updated with actual site size

## Budget Data

### Hard and Soft Costs

Construction Hard Costs	SF Area	Unit Cost	Project Cost
Site Clearing and Grading	105,000 GSF	\$3 / GSF	\$315,000
Medium Branch Expansion - Renovation	12,000 GSF	\$305 / GSF	\$3,660,000
Medium Branch Expansion - Addition of 12-13,000 sf to 25,000 sf	13,000 GSF	\$360 / GSF	\$4,680,000
Parking Surface	40,000 GSF	\$10/SF	\$400,000
Hardscape	6,000 GSF	\$15/SF	\$90,000
Landscape	34,000 GSF	\$8/SF	\$272,000
Site Utilities Upgrade		Lump Sum	\$250,000
Construction Contingency - Addition		15%	\$748,000
<b>Subtotal - Construction Hard Cost</b>			<b>\$10,415,000</b>
<b>Furniture, Technology, and Public Art Costs</b>			
FF&E	25,000 GSF	\$20 / GSF	\$500,000
Technology	25,000 GSF	\$31 / GSF	\$775,000
Furniture & Technology Contingency		10%	\$127,500
Public Art		2% of Construct. Cost	\$208,000
<b>Subtotal - Furniture, Technology, and Public Art Costs</b>			<b>\$1,611,000</b>
<b>Total Hard Cost Budget</b>			<b>\$12,026,000</b>
<b>Soft Costs</b>			
Design, Engineering & Const. Mgmt.		35%	\$4,209,000
Moving Costs		1% of Construct. Cost	\$104,000
<b>Total Soft Cost Budget</b>			<b>\$4,313,000</b>
<b>Unescalated Project Budget</b>			<b>\$16,339,000</b>
Library Materials Costs		\$30 /Item	\$1,080,000
<b>Unescalated Project Budget, including Library Materials</b>			<b>\$17,419,000</b>

All costs are in January 2007 dollars

Cost Models do not include site-specific costs such as land costs, demolition, hazardous materials abatement. Once a specific site and project timeline is identified, the cost model should be updated with these costs, as well as cost escalation and project bid contingency budgets. See Facility Master Plan Cost Section for additional information.